

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Robyn B. Sokol (State Bar No. 159506) Leech Tishman Fuscaldo & Lampl, Inc. 200 S. Los Robles Avenue, Suite 300 Pasadena, CA 91101  Telephone: (626) 796-4000 Fax: (626) 795-6321 Email: <a href="mailto:rsokol@leechtishman.com">rsokol@leechtishman.com</a>  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Counsel for Elissa D. Miller, Chapter 7 Trustee	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  Mark Abbey Slotkin,       <div style="text-align: right;">Debtor(s).</div>	CASE NO.: 2:20-bk-12042-BB  CHAPTER: 7       <div style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</div>
<b>Sale Date: July 13, 2022</b>	Time: 10:00 a.m.
<b>Location:</b> Roybal Federal Building 255 E. Temple Street, Los Angeles, CA Courtroom 1539 <b>ZOOM or Personal Appearance</b> *Check tentative ruling morning of the day before hearing for instructions*	

**Type of Sale:** ☒ Public ☐ Private

**Last date to file objections:** June 29, 2022

**Description of property to be sold:**

All personal property (the "Assets") located at 5141 Firestone Place, South Gate, California (the "Warehouse") that was not part of the prior auction of Estate assets that occurred on May 19, 2022.

**Terms and conditions of sale:**

Cash Sale, As is, where is, with no representations or warranties of any kind. Closing to occur not later than 3 days after entry of the order approving the sale. Terms of the Sale set forth in the Purchase Agreement attached as Exhibit A to the Motion for Sale on file with the Court. A copy of the Motion can be obtained from the Trustee or her counsel by written request.

Sale subject to overbid – see below

**Proposed sale price:** \$260,000 plus 25% Buyer's Premium for total purchase price of \$325,000

**Overbid procedure (if any):**

The following is a summary – See Motion for full recitation of terms.

The initial overbid for the Assets shall be \$285,000 plus 25% Buyer's Premium for a total initial overbid in the amount of \$356,250. Subsequent overbids shall be made in minimum increments of \$10,000.00. The 25% buyer's premium will be added to the winning bid.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

July 13, 2022, 10:00 a.m.  
Courtroom 1539  
255 E. Temple Street  
Los Angeles, CA 90012

Hearing to be held by Zoom or in Person. Qualified overbidders should contact counsel for Trustee or the Trustee for information the afternoon on the day prior to the hearing. All appearing overbidders must be registered with the court by 2:00 p.m. day prior to hearing

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

ROBYN B. SOKOL - Bar No. 159506  
LEECH TISHMAN FUSCALDO & LAMPL, INC.  
200 S. Los Robles Avenue, Suite 300  
Pasadena, California 91101  
Telephone: (626) 796-4000  
E-mail: rsokol@leechtishman.com

Counsel for Elissa D. Miller, Chapter 7 Trustee

Elissa D. Miller, Chapter 7 Trustee  
emiller@sulmeyerlaw.com  
333 South Grand Avenue, Suite 3400  
Los Angeles, CA 90071  
Telephone: 213-626-2311

Date: June 22, 2022

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
200 S. Los Robles Avenue, Suite 300, Pasadena, CA 91101.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **June 22, 2022**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Leslie A Cohen leslie@lesliecohenlaw.com, jaime@lesliecohenlaw.com;olivia@lesliecohenlaw.com
- Jon H Freis jon@jhflaw.net
- David M Goodrich dgoodrich@wgllp.com, kadele@wgllp.com;lbracken@wgllp.com;wgllp@ecf.courtdrive.com;gestrada@wgllp.com
- Steven T Gubner sgubner@bg.law, ecf@bg.law
- Sonja Hourany shourany@wgllp.com, kadele@wgllp.com;lbracken@wgllp.com;shourany@ecf.courtdrive.com
- Sheryl K Ith sith@cookseylaw.com, sith@ecf.courtdrive.com
- David B Lally davidlallylaw@gmail.com
- Ian Landsberg ilandsberg@sklarkirsh.com, lskaist@sklarkirsh.com;yalarcon@sklarkirsh.com;mmadden@sklarkirsh.com;ilandsberg@ecf.inforuptcy.com;kfrazier@sklarkirsh.com;mduran@sklarkirsh.com
- Wendy A Loo wendy.loo@lacity.org
- Elissa Miller emiller@sulmeyerlaw.com, emillersk@ecf.inforuptcy.com;ccaldwell@sulmeyerlaw.com
- Elissa Miller (TR) CA71@ecfcbis.com, MillerTrustee@Sulmeyerlaw.com;C124@ecfcbis.com;ccaldwell@sulmeyerlaw.com
- Hamid R Rafatjoo hrafatjoo@raineslaw.com, bclark@raineslaw.com
- Jeremy H Rothstein jrothstein@gblawllp.com, nknadjian@gblawllp.com;msingleman@gblawllp.com
- Lovee D Sarenas lsarenas@sklarkirsh.com, mduran@sklarkirsh.com
- Robyn B Sokol rsokol@leechtishman.com, rsokol@leechtishman.com;lmoya@leechtishman.com;dmulvaney@leechtishman.com;kgutierrez@leechti shman.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Michael A Wallin mwallin@wallinrussell.com
- Jennifer H Wang jwang@cookseylaw.com, jwang@ecf.courtdrive.com
- Jessica Wellington jwellington@bg.law, ecf@bg.law

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On **June 22, 2022**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Sheri Bluebond  
United States Bankruptcy Court  
Central District of California  
255 E. Temple Street, Suite 1534  
Los Angeles, CA 90012

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **(date)**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

June 22, 2022  
Date

Lydia Moya  
Printed Name

/s/ Lydia Moya  
Signature